

COCONINO COUNTY, ARIZONA

ZONING ORDINANCE

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF COCONINO COUNTY ADOPTING THE ZONING ORDINANCE OF THE COUNTY OF COCONINO SETTING FORTH NEW PROVISIONS ESTABLISHING LAND USE CLASSIFICATIONS; DIVIDING THE COUNTY INTO ZONES; ADOPTING A MAP OF SAID LAND USE ZONES; IMPOSING REGULATIONS FOR THE PROMOTION OF HEALTH, SAFETY, MORALS, CONVENIENCE AND WELFARE; CONCERNING THE USE OF LAND FOR RESIDENTIAL AND NON-RESIDENTIAL PURPOSES; REGULATING AND LIMITING THE HEIGHT AND BULK OF BUILDINGS AND OTHER STRUCTURES; LIMITING LOT OCCUPANCY AND THE SIZE OF YARDS AND OTHER OPEN SPACES; ESTABLISHING STANDARDS OF PERFORMANCE AND DESIGN; PRESCRIBING PROCEDURES FOR CHANGES OF ZONE; CONDITIONAL USE PERMITS, VARIANCES, OR OTHER PERMITS; PRESCRIBING PENALTIES FOR VIOLATIONS OF SAID ORDINANCE; AND, REPEALING THE PREVIOUS ZONING ORDINANCE AS ADOPTED JUNE 3, 1974 WITH ALL SUBSEQUENT AMENDMENTS THERETO.

THE BOARD OF SUPERVISORS OF COCONINO COUNTY DOES ORDAIN THAT THE ZONING ORDINANCE OF THE COUNTY OF COCONINO IS HEREBY ADOPTED TO READ AS FOLLOWS:

Section 1: Purpose and Scope

For the purpose of implementing the goals, objectives and policies of the Coconino County Comprehensive General Plan, to promote and protect the public health, safety and welfare of the people of the County of Coconino, to safeguard and enhance the appearance and quality of development of Coconino County, and to provide for the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, a Zoning Ordinance establishing classifications of zones, and regulations within those zones hereby is established and adopted by the Board of Supervisors.

Section 2: Private Agreements

The provisions of this Ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Ordinance.

Section 3: Repeal of Conflicting Ordinances

Whenever the provisions of this Ordinance impose more restrictive regulations upon buildings or structures and the use of them or the use of lands or premises and require larger open space or yards or setbacks than are imposed or required by other ordinances, the provisions of this Ordinance or rules or regulations promulgated thereunder shall govern.

Section 4: Establishment of Zones

A. Division of County into Zones

In order to classify, regulate, restrict and separate the use of land, buildings and structures and to regulate and to limit the type, height, and bulk of buildings and structures in the various districts and to regulate areas of yards and other open areas abutting and between buildings and structures and to regulate the density of population, the County hereby is divided into the following zones:

Section 4: Establishment of Zones (Continued)

1. General, Agricultural, and Rural Residential Zones

G	General Zone
AR	Agricultural Residential Zone
RR	Rural Residential Zone

2. Residential Zones

RS-6000	Residential Single Family Zone
RS-10000	Residential Single Family Zone
RS-18000	Residential Single Family Zone
RS-36000	Residential Single Family Zone
RM-10/A	Residential Multiple Family Zone
RM-20/A	Residential Multiple Family Zone

3. Commercial Zones

CN-2/A	Commercial Neighborhood Zone
CG-10000	Commercial General Zone
CH-10000	Commercial Heavy Zone

4. Industrial Zones

MP-20000	Industrial Park Zone
M-1-10000	Light Industrial Zone
M-2-6000	Heavy Industrial Zone

5. Special Use and Combining Zones

MHP	Mobile Home Park Zone
PRD	Planned Residential Development
PC	Planned Community Zone
PS	Public and Semi-Public Zone
OS	Open Space and Conservation Zone
FPM	Flood Plain Management Overlay Zone
RC	Resort Commercial Zone
P	Parking Zone
MR	Mineral Resource Zone
DRO	Design Review Overlay Zone
RMH	Residential and Mobile Home Zone

B. Adoption of Zones - Maps

Said several zones and boundaries of said zones and each of them hereby are established and adopted as shown, delineated and designated on the "Official Zoning Maps" of the County of Coconino, Arizona, which maps, together with all notations, references, data, zone boundaries and other information thereon, is made a part hereof and adopted concurrently herewith. **Revised: 4/90**

C. Filing

The originals of the Official Zoning Maps shall be kept on file with the Department of Community Development and shall constitute the original record.

Section 5: Effects of Zoning

A. Application of Provisions

The provisions of this Ordinance governing the use of land, buildings and structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance and other provisions hereby are declared to be in effect upon all land included with the boundaries of each and every zone established by this Ordinance.

B. Buildings Under Construction

Any building or structure for which a building permit has been issued and which is still valid under the provisions of earlier ordinances of the County which are in conflict with this Ordinance nevertheless may be continued and completed in accordance with the plans and specifications upon which the permit was issued.

Section 6. Severability

If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or places. The Board of Supervisors hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions, or the application thereof to any person or place, be declared invalid or unconstitutional.

Revised: 1/87, 5/88, 4/90